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**S-4500**  
**WARBURTON MINOR SUBDIVISION**  
**Minor-Sketch Plan**

**STAFF REPORT**  
**January 29, 2015**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner Jeanne Warburton, who is also the property owner, represented by Vester & Associates, is seeking primary approval for a replat of two single-family lots (Lots 2 and 3 in Prophet's View Subdivision) into one lot of 1.88 acres, located on the northeast side of Yellowknife Court southeast of Pretty Prairie Road, just east of the Town of Battle Ground, in Tippecanoe 3 (Burnetts Reserve) 24-4.

**AREA ZONING PATTERNS:**

The site is zoned R1 as are the rest of the lots on Yellowknife Court. Land adjacent to the northeast is zoned A, Agricultural, as is the land on the north side of Pretty Prairie Road.

**AREA LAND USE PATTERNS:**

Several of the lots in Prophet's View have single-family residences; the two lots in question are currently vacant. Adjacent to the northeast is the Battle Ground Cemetery. Prophetstown State Park is farther to the south; the north side of Pretty Prairie Road is farmed.

**TRAFFIC AND TRANSPORTATION:**

Yellowknife Court is an existing rural local road which ends in a cul-de-sac. A "no vehicular access" statement is not needed; the right-of-way has already been dedicated.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

A water main already exists along the west side of Yellowknife. Prophet's View Subdivision does not have a connection to sewer; a letter from the County Health Department states that, "The soils are suitable for shallow trench subsurface absorption systems."

There was a 12' wide drainage and utility easement platted along the lot line between Prophet's View Lots 2 and 3. This easement will need to be vacated prior to the recordation of the final plat. The County Surveyor's Office has approved the drainage contingent on "the release of the sideyard drainage easement."

**CONFORMANCE WITH UZO REQUIREMENTS:**

Setbacks shown are correct. Both lot width and area meet ordinance standards.

**STAFF RECOMMENDATION:**

Conditional primary approval, contingent on the following:

A. Conditions

**FINAL PLAT** – The following items shall be part of the Secondary Application and Final Plat approval:

1. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
2. The existing drainage and utility easement shall be vacated.
3. All required building setbacks shall be platted.
4. The street addresses and County Auditor's Key Number shall be shown.